

**PLANNING AND ZONING COMMISSION
WEDNESDAY, MAY 15, 2013 AT 7:00 PM**

MEETING MINUTES

A. CALL TO ORDER

The Round Rock Planning and Zoning Commission met in Regular Session on May 15, 2013 in the Round Rock City Council Chambers located at 221 East Main Street. With a quorum present, Chairman Al Kosik called the meeting to order at 7:14 p.m.

B. ROLL CALL

Present for roll call were, Chairman Al Kosik, Vice Chair David Pavliska, Commissioner Peter Drapes, Commissioner Rene Flores, Commissioner Frank Leffingwell, Commissioner Michael Morales, Commissioner Will Peckham, Commissioner Jim Shelgren and Commissioner Larry Yawn.

Planning and Development Services Department staff included Brad Wiseman, Susan Brennan, Joelle Jordan, Steve Hopkins, Bradley Dushkin, Aneil Naik, Aimee Chavez and Diane Buck. John Dean from Transportation and Charlie Crossfield from the City's attorney's office, were also present.

C. CONSENT AGENDA:

C1. Consider approval of the minutes for the April 17, 2013, regular Planning and Zoning Commission meeting.

Motion: Motion by Commissioner Leffingwell, second by Commissioner Morales to approve as presented.

Vote: AYES: Chairman Kosik, Vice Chair Pavliska, Commissioner Drapes, Commissioner Flores, Commissioner Leffingwell, Commissioner Morales, Commissioner Peckham, Commissioner Jim Shelgren and Commissioner Yawn. Vote to approve: 9 - 0. The motion carried unanimously.

D. PLATTING AND ZONING:

D1. Consider public testimony and approval of the Replat of Lots 1, 2, 3 and 4, Block 31, Round Rock Original Plat (generally located southwest of the intersection Round Rock Ave. and W. Liberty Ave.), Case No. FP1304-002

Mr. Hopkins reviewed the Replat application noting that staff recommended approval. The applicant's representative, Javier Barajas, PE with Landmark CES, PLLC, stated he was available to answer questions.

Chairman Kosik opened the public hearing and asked anyone wishing to speak for or against this item to come forward. Seeing no speakers, Chairman Kosik closed the public hearing.

Following a discussion, a motion was offered.

Motion: Motion by Commissioner Drapes, second by Commissioner Pavliska to approve.

Vote: AYES: Chairman Kosik, Vice Chair Pavliska, Commissioner Drapes, Commissioner Flores, Commissioner Leffingwell, Commissioner Morales, Commissioner Peckham, Commissioner Jim Shelgren and Commissioner Yawn. Vote to approve: 9 - 0. The motion carried unanimously.

D2. Consider public testimony and a recommendation to approve proposed amendments to the Round Rock Code of Ordinances (2010 Edition) relating to the creation of MU-1 (Mixed-Use Historic Commercial Core), MU-2 (Mixed-Use Downtown Medium Density) and MU-L (Mixed-Use Limited) Zoning Districts, Case No. AM1303-001

Mr. Dushkin and Ms. Jordan gave a joint presentation for items D2 and D3. Each item had a separate public hearing. They described the community outreach efforts, the proposed districts, uses, design standards, and boundaries. They also discussed the proposed zoning districts; compared them to the adopted downtown master plan and described recent updates/changes to the draft ordinance.

Prior to the public hearing, Commissioners Will Peckham and Frank Leffingwell recused themselves from the discussion, stating that they own property in the downtown area. Chairman Kosik opened the public hearing. Chairman Kosik called the names of anyone wishing to speak for or against this item. The following Round Rock residents spoke during the public hearing; 1) Estella Herrera, 511 N. Lewis St; 2) Cathey Carter, 606 Pecan Ave; 3) Ella Sauls Morrison, 608 Spring and 407 Sheppard St; 4) Bob Bennett, 204 W. Austin Ave; 5) Russ Boles 2201 Creekview; 6) Blake Scott, 101 Vista; 7) Jesus Franco, 208 S Blair St; 8) Jason Massey, 1969 Creek Crest Way; 9) Sophia Camacho Carlin for Juana Camacho, 405 E. Fannin Ave; 10) Rigsby Kavanaugh, 507 N Lee St; 11) Romualdo Duarte, 605 N Lewis St; 12) Larry Quick, 1904 Shadow Brook Cir; 13) Brian Cave, 1005 E Austin Ave; 14) Bob Hawkins, 1608 Wildwood Dr; 15) Rosalinda Beltran, 302 East Austin Ave; 16) Christine Williams, 304 Deerfoot Dr; 17) Tommy Currie, 411 N Sheppard; 18) Myrna Jones, 202 W Austin Ave; 19) Helen Bridwell, 308 E Austin Ave; 20) Mary Frances Perez, 311 E Austin Ave; 21) David Duly, 410 W Main St; and 22) Brent Campbell, 503 E Main Ave.

Chair Kosik offered the opportunity to the public who wished to speak on item D3 to speak or wait for the public hearing on item D3. Eight additional people spoke.

23) Buddy Crossley, PO Box 361; 24) Natalie Bogue, 104 S. Georgetown; 25) Rob Wendt, 808 E Main St; 26) James Hemenes, 709 E Main St; 27) Scott Bialek, 406 N Lee St; 28) Gregorio Duarte, 206 E Austin Ave; 29) Gordon Perez, 8903 Glen Canyon Dr., Round Rock, TX 78681; 30) Tina Steiner Johnson, 608 Spring St; 31) Daniel Amaro Perez, 511 Pecan Ave. Seeing no other speakers, Chairman Kosik closed the public hearing.

The Commission took a quick recess.

Following a discussion, a motion was offered.

Motion: Motion by Commissioner Shelgren, second by Commissioner Drapes to continue the public hearing for the next public Planning and Zoning meeting scheduled for June 5.

Vote: AYES: Chairman Kosik, Vice Chair Pavliska, Commissioner Drapes, Commissioner Flores, Commissioner Morales, Commissioner Jim Shelgren and Commissioner Yawn. Vote to continue the public hearing: 7 - 0. Commissioners Peckham and Leffingwell recused themselves from voting on this item stating they own property in the downtown area. The motion carried unanimously.

Motion: Motion by Commissioner Yawn, second by Vice Chair Pavliska to postpone the item for the next Planning and Zoning meeting scheduled for June 5.

Vote: AYES: Chairman Kosik, Vice Chair Pavliska, Commissioner Drapes, Commissioner Flores, Commissioner Morales, Commissioner Jim Shelgren and Commissioner Yawn. Vote to postpone action: 7 - 0. Commissioners Peckham and Leffingwell recused themselves from voting on this item stating they own property in the downtown area. The motion carried unanimously.

D3. Consider public testimony and a recommendation to approve the rezoning of a portion of the Downtown area to one of 3 Mixed Use Zoning Districts (MU-1, MU-2 or MU-L), Case No. ZON1303-001

See item D2 (Mr. Dushkin and Ms. Jordan gave a joint presentation for items D2 and D3).

During the public hearing, Chairman Kosik read a letter from Kenneth and Patricia Credeur, whose property is located on 604 Pecan. Chairman Kosik asked anyone wishing to speak for or against this item to come forward. Seeing no speakers, Chairman Kosik closed the public hearing.

Following a brief discussion, a motion was offered.

Motion: Motion by Commissioner Pavliska, second by Commissioner Flores to continue the public hearing for the next public Planning and Zoning meeting scheduled for June 5.

Vote: AYES: Chairman Kosik, Vice Chair Pavliska, Commissioner Drapes, Commissioner Flores, Commissioner Morales, Commissioner Jim Shelgren and Commissioner Yawn. Vote to continue the public hearing: 7 - 0. Commissioners Peckham and Leffingwell recused themselves from voting on this item stating they own property in the downtown area. The motion carried unanimously.

Motion: Motion by Commissioner Yawn, second by Commissioner Morales to postpone action until the next Planning and Zoning meeting scheduled for June 5, at 7 p.m. The commission instructed city staff to meet with residents before the June 5 meeting to answer questions.

Vote: AYES: Chairman Kosik, Vice Chair Pavliska, Commissioner Drapes, Commissioner Flores, Commissioner Morales, Commissioner Jim Shelgren and Commissioner Yawn. Vote to postpone: 7 - 0. Commissioners Peckham and Leffingwell recused themselves from voting on this item stating they own property in the downtown area. The motion carried unanimously.

E. OTHER BUSINESS:

E1. Consider amendments to the Planning and Zoning Commission Rules of Procedures.

Chairman Kosik suggested the Commission allow the applicant or agent additional time for their presentations. Following a discussion, a motion was offered to change Section 5.6 of the Rules of Procedures to increase the allowed time from 10 minutes to 20 minutes for the applicant/agent's presentation. An additional 5 minutes could be requested and granted if the Commission approved. The time allowed for public speakers outlined in Section 5.7(c) remained unchanged.

Motion: Motion by Commissioner Peckham, second by Commissioner Drapes to approve.

Vote: AYES: Chairman Kosik, Vice Chair Pavliska, Commissioner Drapes, Commissioner Flores, Commissioner Leffingwell, Commissioner Morales, Commissioner Peckham, and Commissioner Jim Shelgren. **Vote: NAY:** Commissioner Yawn. Vote to approve: 8 - 1. The motion carried.

F. STAFF REPORT:

F1. Update on Council Actions related to Planning and Zoning Items.

Mr. Wiseman stated the Freeman Tract will be presented to Council during the next council meeting without additional changes. The Frontera Square Apartments previously presented to Council passed unanimously.

Chairman Kosik confirmed an update on legislative issues had been included in packet.

F2. Next Planning and Zoning Commission meeting: June 5, 2013 at 7:00 pm.

Commissioner Shelgren covered the following:

Commissioner Shelgren announced his resignation with the Planning & Zoning Commission.

G. ADJOURNMENT:

There being no further discussion, the meeting adjourned at 10:14 p.m.

Respectfully Submitted,

Original Signed

Diane Buck, Planning Tech